

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/11 Main Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$715,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/14-16 Masons Rd BLACKBURN 3130	\$731,000	20/03/2024
2	1/21 Masons Rd BLACKBURN 3130	\$710,000	06/10/2023
3	4/43 The Ridge BLACKBURN 3130	\$646,000	20/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/04/2024 17:40

4/11 Main Street, Blackburn Vic 3130



Stephen Le Get

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Indicative Selling Price

\$660,000 - \$715,000

Median Unit Price

December quarter 2023: \$785,000



2 1 1

Property Type: Unit

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



5/14-16 Masons Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$731,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Unit

Land Size: 98 sqm approx



1/21 Masons Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 06/10/2023

Property Type: Unit



4/43 The Ridge BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$646,000

Method: Private Sale

Date: 20/03/2024

Property Type: Unit

Land Size: 63 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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